



**Town of Framingham Planning Board
APPLICATION**

Planning Board Office
150 Concord Street, Room B-37 – Framingham MA 01702
(508) 532-5450

Town Clerk Stamp

Office Use Only	Project Number:	Public Hearing Date:	Filing Fee:
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Special Permit for Land Disturbance

Property Information

Address of Property: _____			Precinct#: _____		
Framingham Assessor's:	Sheet# _____	Block# _____	Lot(s)# _____		
	Sheet# _____	Block# _____	Lot(s)# _____		
	Sheet# _____	Block# _____	Lot(s)# _____		
Zoning District(s): _____			Overlay District(s): _____		
The record title stands in the name of: _____					

Property Information

Property Address	
Project Contact	

Applicability (Please check all that apply)

Section IV. H.2.c.(1).(a)-(d) applies to any proposed Land Disturbance activity on all existing Lots and/or new Lots created as follows:

<input type="checkbox"/>	(a) Any soil disturbance greater than 4,000 square feet on an existing or proposed slope of more than fifteen (15%) percent;
<input type="checkbox"/>	(b) Any Earth Removal or Earth Fill of more than 400 cubic yards;
<input type="checkbox"/>	(c) Any Earth Moving activity of more than 1,000 cubic yards; and/or
<input type="checkbox"/>	(d) Any clearing of more than fifty (50%) percent of the Lot's area or more than 40,000 square feet, whichever square footage is less, but not including Lots with an area of 10,000 square feet or less.

Project Information

Total Area of the Parcel(s) (acre/square feet)	1.66/72,105
Total Area of the Parcel(s) that is wetlands/vernal pools/waterway (acre/square feet)	0
Total Area to be Disturbed (acre/square feet)	0.58/25,121
Total Area Upland (acre/square feet)	1.66/72,105
Total Amount of Fill Required for the Project (cubic yards)	
Percent of the Land to be Disturbed (percentage)	%
Percent of Land under the Jurisdiction of the Conservation Commission (percentage)	%
Total Area within the 30' No Build Zone as defined by the Conservation Commission (acre/square feet)	/
Total Area within the 100' No Disturb Zone as defined by the State of Massachusetts (acre/square feet)	/
Total Area within the 125' No Disturb Zone as defined by the Framingham Conservation Commission (acre/square feet)	/
Type of Fill to be used	

Residential Projects

	Existing	Allowed	Proposed
Number of Residential Dwellings			
Number of Proposed Driveways			

Project Details (Please provide the following information, for additional room please attached

Site Management and Control

(a) Building envelopes for structures, driveways, wastewater disposal, lawn areas and utility work are designed and delineated in a manner to limit land disturbance to the greatest extent possible

(b, c, and g) Briefly outline the construction plan (locations for temporary uses such as the parking of construction vehicles, trailers, and stockpiling of equipment and materials) and methods for properly disposing of all waste products, grubbed stumps, slash, construction materials, etc. and dust control measures.

(d) Briefly describe all temporary Erosion and Sedimentation Control Measures to be employed during construction.

(e) Briefly describe all permanent Erosion and Sedimentation Control Measures to be installed post construction and permanently maintained.

(f) Timeline for Project.

Control of Stormwater Runoff

(b) Briefly describe how the Project will not increase the rate, concentration, or velocity of runoff from the site and how the project will minimize the volume of runoff from the site onto abutting properties.

(c) Briefly describe how the Project will not adversely impact the abutting properties by changing the volume of Stormwater Runoff which would result from the land disturbance activities including but not limited to Erosion, silting, flooding, Sedimentation, subsidence or impacts of runoff from the site onto abutting properties.

(d) Briefly describe how the Project will not adversely impact the groundwater resources in terms of quantity or quality.

Protection of Natural Features and Vegetation

(a) If applicable, please list and endangered species or wildlife habitats and corridors, natural landscape features, and scenic vistas and views on the Property. If applicable, please describe how the project will site buildings, structures or parking facilities to ensure they do not detract from the Site's scenic qualities.

(b and c) Please briefly describe the characteristics of the site or provide photos that are representative of the Site. If applicable, please provide a list of all trees greater than 6" in diameter – stating the species and site and denote these trees on the Site Plan.

Protection of Historic Resources

Please provide a list of all historically significant resources on-site.

(a) Briefly describe all reasonable measures that shall be employed to protect historic resources including but not limited to historic landscape features both above and below ground, buildings, structures, objects, stone walls, foundations, and designed landscapes and gardens.

Plan Content Requirements - Content and Scope of Applications § IV.H.2. d

- ☐ ☐ 1. Any person who desires a Land Disturbance Special Permit shall submit a plan prepared and stamped by a Professional Engineer and a Professional Land Surveyor each registered in the Commonwealth of Massachusetts, at a scale of one inch equals twenty feet (1"=20') showing.
 - ☐ ☐ a. North arrow, scale, and date.
 - ☐ ☐ b. Locus map showing the parcel in relation to the surrounding properties.
 - ☐ ☐ c. Name of record owner(s) of land shown on the plan.
 - ☐ ☐ d. Boundaries and existing and proposed topography of the property, including contours at a 2- foot interval, using (National Geodetic Vertical Datum 1929) NGVD29 as it may be updated from time to time and specifying NGVD29 on all elevation drawings, specifically indicating the areas on which the activity is proposed to occur, and clearly noting if the activity is on an area greater than 4,000 square feet or on Slopes 15% or greater.
 - ☐ ☐ e. The size and location of all existing and proposed buildings, structures, utilities, roads, driveways, parking areas, and areas of cut and fill on the site and the location of all structures on abutting properties within 100 feet of the property lines of the parcel.
 - ☐ ☐ f. Property lines, easements and/or other legal rights within the property lines.
 - ☐ ☐ g. All wetlands and wetland resource areas as defined in M.G.L. Ch. 131, §40, and the Framingham Wetlands Protection Bylaw, Article V, §18 of the General By-laws, drainage patterns, and watershed boundaries. Also include a delineation of the 100-year floodplain and all bodies of water, including vernal pools, streams, ponds, and coastal waters within 125-feet of the project site/limit of work and the delineation of a 30-foot no-cut/no alteration zone.
 - ☐ ☐ h. Submission of a scaled landscape plan that delineates on a single sheet the existing vegetation both on the Lot and in the right-of-way, the vegetation to be removed or relocated, the re-vegetation and the limit of work. The limit of work shall include all building, parking, and vehicular use areas, and any grading associated with the proposed development. Include a planting plan to ensure permanent re-vegetation of the site except for Disturbed Areas that will be covered by gravel, hardscape or a building or structure. If applicable, include:
 - ☐ ☐ (i). Upland vegetation communities, including trees, shrub layer, ground cover and herbaceous vegetation.
 - ☐ ☐ (ii). Size and height of trees, of Specimen Trees and/or significant forest communities.
 - ☐ ☐ (iii). Location of any rare and endangered species as mapped by the Massachusetts Natural Heritage Program.
 - ☐ ☐ i. The location of any proposed stockpile locations.
 - ☐ ☐ j. Detailed drawings and design calculations of all temporary and permanent stormwater management and Erosion and Sediment control structures and devices.
 - ☐ ☐ g. A narrative documenting the species and quantities of Specimen Trees and/or other vegetation to be removed or relocated within the project area.
 - ☐ ☐ h. If applicable, include a statement prepared by a certified arborist for the proposed relocation of any existing Specimen Tree explaining how said tree is to be relocated and maintained.
- ☐ ☐ 3. Photographs of the site prior to disturbance shall accompany the application.

Certification:

The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.

Signature of Applicant/Owner _____ Date: _____
Signature of Applicant (Non-Owner) _____ Date: _____



TOWN OF FRAMINGHAM, MASSACHUSETTS

BOARD OF ASSESSOR'S

MEMORIAL BUILDING, 150 CONCORD STREET, FRAMINGHAM, MA 01702

TEL: (508) 532-5415 - www.framinghamma.gov

Abutter Request

****Please Note****

Bring this form to the PLANNING BOARD OFFICE (Room B-37) for an authorization signature.
Then submit with the fee to the Assessor's Department.

Date: _____

- Property Address: _____
- Sheet _____ Block _____ Lot _____
- Applicant name: _____
- Applicant address: _____
- Phone: _____
- Email: _____
- Radius: _____
- Planning Board Authorization Signature: _____

- **Fee \$45.00/lot** to be paid at the Assessor's Office
- Each Lot under review requires a separate Abutters Request Sheet
- Please allow 10 business days for processing
- Valid for only 90 days from the date completed
- Signed under the pains and penalties of perjury



View From Everit Street



View From Lawrence Street